080.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	612,400 / 612,400
					USE VALUE:	612,400 / 612,400
					ASSESSED:	612,400 / 612,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
301		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHREIBER DAVID--ETAL
Owner 2:	SCHREIBER FELSHER RUTH
Owner 3:	
Street 1:	301 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6075.000	229,700	3,300	379,400	612,400
Total Card	0.139	229,700	3,300	379,400	612,400
Total Parcel	0.139	229,700	3,300	379,400	612,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.15 | /Parcel: 351.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,700	3300	6,075.	379,400	612,400		Year end	12/23/2021
2021	101	FV	222,000	3300	6,075.	379,400	604,700		Year End Roll	12/10/2020
2020	101	FV	222,100	3300	6,075.	379,400	604,800	604,800	Year End Roll	12/18/2019
2019	101	FV	186,200	3300	6,075.	384,800	574,300	574,300	Year End Roll	1/3/2019
2018	101	FV	186,200	3300	6,075.	287,300	476,800	476,800	Year End Roll	12/20/2017
2017	101	FV	186,200	3300	6,075.	260,200	449,700	449,700	Year End Roll	1/3/2017
2016	101	FV	186,200	3300	6,075.	249,300	438,800	438,800	Year End	1/4/2016
2015	101	FV	174,900	3300	6,075.	211,400	389,600	389,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21430-69		9/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2016	1050	Redo Kit	15,000		7/29/2016			Remodel and update
2/24/2011	102	Manual	24,301					SOLAR ELECTRIC PAN
2/28/1994	45		20,000					32 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
12/10/2008	Meas/Inspect	345	PATRIOT
1/10/2000	Meas/Inspect	243	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6075		Sq. Ft.	Site		0	70.	0.89	5			Med. Tr	-10					379,418						379,400	

PRINT

Date	Time
12/30/21	04:01:49

LAST REV

Date	Time
10/16/18	13:37:41
apro	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 49717
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

!6507!

PAT ACCT.: 6507

USER DEFINED

Prior Id # 1:	49717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.13946	Total SF/SM:	6075	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,418	Spl Credit		Total:	379,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97602129
Adj $ / SQ:	144.939
Other Features:	84318
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332893
Depreciation:	103197
Depreciated Total:	229696

COMMENTS

LEDGE IN BMT.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	2 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

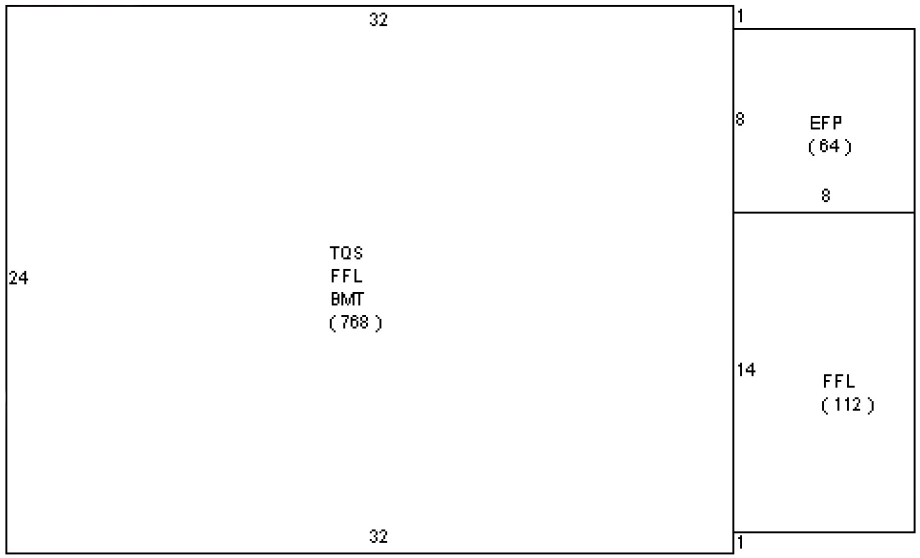
No Unit	RMS	BRS	FL
1	7	5	M
Totals			
1	7	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.94
Special Features:	0	Val/Su Net:	109.59
Final Total:	229700	Val/Su SzAd	157.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	144.940	127,546
BMT	Basement	576	57.610	33,185
TQS	3/4 Story	576	144.940	83,485
EFP	Enclos Porch	64	68.090	4,358

Net Sketched Area:	2,096		Total:	248,574	
Size Ad	1456	Gross Area	2480	FinArea	1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X22	A	FR	1950	26.36	T	50	101			2,900			2,900
2	Frame Shed	D	Y	1	6X8	F	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	10X18	F	AV	1960	3.90	T	40.8	101			400			400

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300